

**Hearing Officer Meeting Minutes
April 22, 2021**

A meeting of the City of Yuma's Hearing Officer was held on April 22, 2021, at City Hall Council Chambers, One City Plaza, Yuma, AZ.

HEARING OFFICER in attendance was Pamela Walsma.

CITY OF YUMA STAFF MEMBERS present included Kenneth McCoy, Assistant City Attorney; Alyssa Linville, Assistant Director/Zoning Administrator; Agustin Cruz, Senior Civil Engineer; Robert Blevins, Principal Planner; Alejandro Marquez, Administrative Assistant and Lizbeth Sanchez, Administrative Assistant.

Walsma called the meeting to order at 9:30 a.m.

CONSENT CALENDAR

Walsma approved the minutes of April 8, 2021.

PUBLIC HEARINGS

VAR-34088-2021: *This is a request by Mark DeAnda, on behalf of Markal Investments, Inc., for a variance to allow single-family dwellings on two lots of 5,320 square foot each, which is less than 6,000 square feet minimum; and to allow three lots of less than the 50 foot minimum width. The property is located at 780 S. 2nd Avenue, Yuma, AZ.*

Robert Blevins, Principal Planner, summarized the staff report recommending **DISAPPROVAL**.

QUESTIONS FOR STAFF

Walsma asked if there were any comments submitted by the public. **Blevins** answered yes, there was one positive comment.

Walsma then asked if there were any incentives for development in an Infill Overlay District. **Blevins** replied yes, there are discounts on building permits, reductions in setbacks, less parking spaces and increased lot coverages. **Walsma** asked if there were going to be any parking spaces on the properties. **Blevins** replied there will be detached garages constructed in the alley way.

APPLICANT/APPLICANTS REPRESENTATIVE

Mark DeAnda, 2839 S. Hope Drive Yuma, Arizona, commented on the style of homes and parking garages to be constructed on the properties.

Walsma asked about the possibility of only developing the two lots instead of splitting them into three. **DeAnda** replied yes he could develop the two lots, but as an investor he wanted to make three.

Walsma expressed concern of the safety issues. **Blevins** replied that all plans have to be approved by Building Safety and the Fire Department before construction begins.

OPEN PUBLIC COMMENT

None

DECISION

Walsma granted the variance, subject to the Conditions of Approval in Attachment A, finding that the four criteria of Yuma City Code §154-03.04(D)(1) had been met.

Walsma adjourned the meeting at 9:47 a.m.

Minutes approved and signed this 13th day of May, 2021.



Hearing Officer